

Zoning Board Meeting Minutes for September 9, 2021

In Attendance: Joanne Redding, Al Champion, Mike Brill, Harry Kramer, Tom Panzer, and Ken Farrell

1. Open meeting with the Pledge of Allegiance
 - a. Led by Joanne Redding
2. Statement of Rules and Procedures
 - a. Presented by Tom Panzer
3. Approval of last month's Minutes—August 5, 2021
 - a. Motion to Approve
 - i. Harry Kramer
 - b. Second Motion to Approve
 - i. Al Champion
 - c. Vote to Approve last month's Minutes—August 5, 2021
 - i. 4/4 Ayes
4. Continued Hearing for Manish Patel
 - a. Appeal Number: 2021-2380
 - b. Location: 2752 Knights Road
 - c. Tax Parcel: 02-036-238
 - d. Request: Variance for new sign location from right-of-way and property line
 - e. Exhibits
 - i. A1-Application
 - ii. A2-Certificates of Service
 - iii. A3-Photo of Property
 - iv. A4-Photo of other business signage
 - v. A5-Photo from the Applicant Package
 - vi. B1-Letter to the Applicant
 - vii. B2-Proof of Publication in the Bucks County Courier Times
 - viii. B3-Proof of Posting on Property
 - ix. T1-Aerial pictures of the property
 - x. T2-Street pictures of the property
 - f. Summary
 - i. Attorney for the Applicant came forward to speak on behalf of applicant. Applicant is requesting a variance to move present sign. The location of present sign takes away from parking and wishes to move the location of the sign to conform with other businesses in the vicinity. Al Champion asked if parking is still available behind the property. Attorney answered yes. Attorney also stated that the sign would be on the grass. Ken Farrell stated the present sign is ground level next to the store. Al Champion mentioned he was worried about traffic impediment. Rameshbhai Patel was sworn in. Al Champion asked if all three (3) levels would be in use. Mr. Patel stated no, just the front and back entrances. Joanne Redding mentioned issues with then level of the sign. Ken

Farrell stated that the pics of the adjacent sign and aerial sign shows no impediment, and the existing sign is no more than five (5) feet. Attorney for the Applicant stated they are willing to move sign back a few inches closer to the building. He also mentioned that the sign will not sit higher than the State Farm sign. Ken Farrell stated all the signs in the vicinity are set on the left side and raised up from the ground. Ken Farrell also reminded the Board Advanced Dental was before the Board for a sign variance a couple of years ago and the variance was granted. Al Champion stated the issue is the Board already granted a sign variance for this property to the previous owner and now the same issue but different owner. Tom Panzer read document from Quentin (officer for building and planning). The document stated the sign will be eight and a half (8.5) feet from ultimate right-of-way and one and a half (1.5) from adjacent property line. Joanne Redding asked if the Board had any questions or if anyone in the audience was for or against the variance request. The Board did not have any other questions and no one from the audience came forward.

- g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Mike Brill
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance request for new sign location from right-of-way and property line
 - i. Motion to Approve
 - 1. Mike Brill
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance request for new sign location from right-of-way and property line
 - 1. 2/2 Ayes
 - a. Mike Brill
 - b. Harry Kramer
 - 2. 2/2 Nays
 - a. Al Champion
 - b. Joanne Redding
 - i. Relief was not granted due to the split decision. Need at least 3 votes in favor of variance relief to be granted.
5. Hearing for Jack Lyons and Daniel Morrin
- a. Appeal Number: 2021-3270
 - b. Location: 1700 Byberry Road and 1682 Byberry Road
 - c. Tax Parcel: 02-045-058 and 02-033-105
 - d. Request: Variance for impervious coverage, aggregate side yard, lot area and lot width for a lot line change

- e. Summary
 - i. Ray Starzmann was sworn in. He is an employee of the applicant. Unable to provide Certificates of Service because the notification letters were never sent out. Tom Panzer explained that a Continuance will need to be requested. The Notification Letters need to be sent out, and a copy of the notification letter, green cards and list of the individuals notified by the letter. One of the partners needs to be present and/or legal counsel.
- f. Motion to Continue Hearing to October 7, 2021
 - i. Motion to Continue
 - 1. Al Champion
 - ii. Second Motion to Continue
 - 1. Harry Kramer
 - iii. Vote to Continue hearing to October 7, 2021
 - 1. 4/4 Ayes
- 6. Hearing for TruMark Financial Credit Union/City Sign Service, Inc.
 - a. Location: 3250 Tillman Drive
 - b. Tax Parcel: 02-035-001-001
 - c. Request: Variances for sign location and directional signs with logo
 - d. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin, & Mandio, LLP
 - e. Exhibit:
 - i. A1-Application
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting
 - f. Summary
 - i. Attorney Meginniss came forward on behalf of the applicant. Mr. Meginniss stated this is a new construction at Tillman Drove and Street Road. This Applicant came before the Board once before in October 2019 requesting a variance for a setback. The issue regarding signage was recently brought to their attention. The directional signs are needed due to the size of the construction and the location. Visibility is not good from Street Road or Tillman Drive. Al Champion asked whether the signs were luminated and if so, are they backlit or up lit luminated. Jeff Carson, representative, was sworn in. Mr. Carson stated the wall sign is backlit luminated and directional signs are not luminated. Mr. Carson adopted Mr. Meginniss' summary. Ken Farrell stated the Board granted a similar variance for Amazon Fresh. Joanne Redding asked if anyone on the Board had any other questions or if there was anyone in the audience for or against the request. No other questions from the Board and no one from the audience came forward.
 - g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close

1. Mike Brill
 - iii. Vote to Close Testimony
 1. 4/4 Ayes
 - h. Motion to Approve variance request for sign location and directional signs with logo
 - i. Motion to Approve
 1. Harry Kramer
 - ii. Second Motion to Approve
 1. Mike Brill
 - iii. Vote to approve variance request for sign location and directional signs with logo
 1. 4/4 Ayes
7. Correspondences
 - a. One correspondence brought to the Board's attention by Tom Panzer.
 - i. An appeal was filed by Neshaminy Mall regarding the parking of the Amazon vehicles. The Township is taking the lead. Tom Panzer will be present to certify the record and for guidance.
8. Adjournment
 - a. Motion to Adjourn
 - i. Harry Kramer
 - b. Second Motion to Adjourn
 - i. Al Champion
 - c. Vote to Adjourn
 - i. 4/4 Ayes